

South Windsor Public Building Commission
Minutes – Regular Meeting February 8, 2017

A regular meeting of the Public Building Commission was held on February 8, 2017 at 6:30 PM at the Administrative Offices, 1737 Main Street, South Windsor. The following people were in attendance:

Members Present: Phil Koboski, Matthew Montana, Edward O’Connell & Bernard Thomas

Also Present: Colliers International Representatives Chuck Warrington and Andy Gentile; DRA Representative Scot Woodin; and Gilbane Representatives Nick Conti and Taylor Gladding.

Chairman Koboski called the meeting to order at 6:30 PM

Approval of Previous Meeting Minutes: On a motion made by Mr. Thomas, seconded by Mr. O’Connell, the minutes of the January 11, 2017 regular meeting and the January 26, 2017 special meeting were approved unanimously.

Review of Correspondence/Communications and Comments from the Public: No comments were made.

Unfinished Business

Orchard Hill Elementary School Project Update

Review of Updated Project Budget: Mr. Gentile reported that \$21,663,400 of the project has been spent to date, with available funds remaining in the amount of \$1,125,200.

Review of Upcoming Construction Schedule: Mr. Conti reviewed the construction schedule and provided updates on the progress of each building area as well as upcoming activities. He provided the commission with images of various areas of the building tracking the progress. In request to a question posed by Mr. O’Connell regarding the status of the exterior panels for the building, Mr. Conti noted that the panels have taken longer than Gilbane would have liked, but noted his level of comfort that the contractor will complete the work by the specified end date. The last actual construction work item will be the installation of the wood fiber acoustical panels expected to be installed by March 31st.

Mr. Montana questioned when the furniture would be moved in, noting that often there can be damage to paint, ceiling tiles, flooring and doors and inquired whether there were funds allotted for minor repairs if needed. Mr. Warrington noted that Colliers would be managing the move in order to mitigate damage issues, working closely with the project manager for the moving company. As the trades will most likely be finished with their contracts by that time, he anticipated that they would be contracted to return to assist with necessary repairs. It is anticipated that the move will start in June.

Review of Updated CM Contingency Expenditures: Mr. Conti reviewed the CM contingency expenditures. The sum of recent items funded from contingency was \$10,346, for a total to

date of \$105,093.00. There currently remains a balance of \$641,208 of uncommitted contingency funds. Mr. Conti provided a detailed explanation of the recent expenditures.

New Business

Approval of Invoices: Mr. Gentile reviewed each of the invoices presented. Following his review the following motion was made:

A motion was made by Mr. O'Connell, seconded by Mr. Montana to approve the invoices presented in the amount of \$1,810,873.37 including:

- Invoice #26302 from Anchor Engineering dated January 17, 2017 in the amount of \$676.00
- Invoice #22613 from R.J. Kenney dated December 31, 2016 in the amount of \$2,080.85
- Invoice #1995 from Sustainable Engineering Solutions dated 1//31/2017 in the amount of \$2,100.00
- Invoice #29 from Drummey Rosane Anderson, Inc. dated January 31, 2017 in the amount of \$17,349.18
- Invoice #17469 from Colliers Project Management Northeast dated 1/31/17 in the amount of \$14,665.00.
- Invoice #18 from Gilbane dated January 31, 2017 in the amount of \$1,774,002.34

Discussion and Possible Action on Proposed Change Orders: Mr. Gentile introduced the proposed change orders. The team responded to questions posed by commission members regarding the change orders.

A motion was made by Mr. Montana, seconded by Mr. O'Connell to accept the following change orders totaling a credit of \$839.00.

- OS #82 Add Window Opening Limiting Devices at Operable Windows in the amount of \$20,110.00
- OS #89 Add Safety Posts to Roof Hatches in the amount of \$1,534.00
- OS #91 Deletion of LCD Monitor at Video Conference Room 205 for a credit amount of \$1,239.00
- OS #92 Deleted Tack and Marker Boards in Pre-K Rooms for a credit amount of \$962.00,
- OS #94 Credit of \$30,000 for Third Party Envelope Review allowance
- OS #95 Add Secure Access to Door 132-A.2 in the amount of \$2,626.00
- OS #97 Apply Level 5 finish on Cafeteria High Walls in the amount of \$1,693.00
- OS #98 Apply Level 5 finish at Lobby in the amount of \$3,564.00
- OS #100 Markerboard Revisions in the amount of \$1,835.00.

Motion passed unanimously.

Action on Proposed Additional Services: Mr. Woodin advised that there are several areas in the building at which graphic display panels will be installed. He has been working with a subcommittee on the design of the panels of which DRA provided graphics for library; the art

teacher provided graphics for panels in the lobby. Mr. Woodin suggested that a graphic designer assist with the larger graphics in the breakout areas. He reviewed images of the graphics for the benefit of the commission.

A motion was made by Mr. O'Connell, seconded by Mr. Thomas to accept Drummey Rosane Anderson's additional service request to provide Graphic Art Services for design of final artwork relating to wall coverings dated January 30, 2017 in the amount of \$5,750.00. Motion passed unanimously.

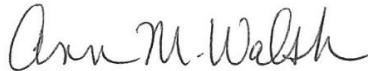
Action on Dedication Plaque: The commission reviewed the plaque and made several suggested edits.

A motion was made by Mr. Thomas, seconded by Mr. O'Connell to accept the fabrication of the dedication plaque using option 3 as the approved text and layout with the modifications suggested. Motion passed unanimously.

Adjournment

On a motion made by Mr. Thomas, seconded by Mr. Montana, the meeting was adjourned at 8:45 PM. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script, reading "Ann M. Walsh".

Ann M. Walsh
Clerk